

City of Cayey Brownfields Assessment Program

IV. D. Narrative Information Sheet

IV.D.1. Applicant Identification

Municipality of Cayey
PO Box 371330 Cayey, PR 00737

IV.D.3. Location

Autonomous Municipality of Cayey (MAC)

IV.D.2. Funding Requested

IV.D.2.a. Assessment Grant Type

“Community-wide”

IV.C.2.b. Federal Funds Requested

IV.D.2.b.i. Requested Amount

\$202,400

IV.D.2.b.ii. Federal Funds Requested Waiver

MAC is not requesting a Site-specific Assessment Grant waiver of the \$200,000 limit.

IV.D.2.c. Contamination

“Hazardous Substances”

IV.D.4. Property Information For Site-specific Proposals

Does Not Apply.

IV.D.5. Contacts

IV.D.5.a. Project Director

Ms. Natasha Vázquez Pérez
Phone: (939) 244-9742
Email: natashavazquezperez@gmail.com
Mailing Address: PO Box 371330 Cayey, PR 00737

IV.D.5.b. Chief Executive/Highest Ranking Elected Official

Hon. Rolando Ortiz Velázquez, Mayor
Phone: (787) 738-3211, (787) 263-2385
Email: plancayey@gmail.com
Mailing Address: PO Box 371330 Cayey, PR 00737

IV.D.6. Population

48,119 Source: USDC Bureau of the Census, 2010

IV.D.7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	6
The priority site(s) is in a federally designated flood plain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

IV.D.8. Letter from the State or Tribal Environmental Authority



January 14, 2019

Mrs. Tania Vázquez Rivera

President
Puerto Rico Environmental Quality Board
PO Box 11488
San Juan, PR 00910

**RE: EPA BROWNFIELDS GRANT APPLICATION FOR COMMUNITY-WIDE
HAZARDOUS SUBSTANCES ASSESSMENT AT THE MUNICIPALITY OF CAYEY,
PUERTO RICO**

The Municipality of Cayey is applying for a FY19 EPA Brownfields Community-wide Hazardous Substances Assessment Grant. The City of Cayey intends to utilize such funds for eligible purposes towards the remediation of hazardous substances and redevelopment of nuisance properties inventoried as Brownfields properties. If awarded, the project would provide resources for the City of Cayey to impact 36 properties of the Municipality contaminated with asbestos and lead with the purpose of improving public safety, health, infrastructure and the vast amount of nuisance properties.

Following EPA guidelines, we are requesting a letter of authorization from your office to be attached to our proposals.

Regarding this matter, you may contact to Mrs. Natasha M. Vázquez Pérez, Federal Programs Director of Municipality of Cayey, at (787) 263-0410 or via email natashavazquezperez@gmail.com.

Sincerely,

Rolando Ortiz Velázquez, esq
Mayor





GOVERNMENT OF PUERTO RICO
ENVIRONMENTAL QUALITY BOARD

JAN 25 2019

Hon. Rolando Ortiz-Velázquez

Mayor
Municipality of Cayey
PO Box 371330
Cayey, PR 00736

Honorable Mayor Ortiz-Velázquez:

MUNICIPALITY OF CAYEY ACKNOWLEDGEMENT LETTER FOR THE INTENTION TO APPLY FOR FY-19 US EPA BROWNFIELD'S PROGRAM FOR A COMMUNITY-WIDE BROWNFIELD HAZARDOUS SUBSTANCES ASSESMENT GRANT

The Puerto Rico Environmental Quality Board (PREQB) Superfund Program has received a letter from the municipality of Cayey informing its intention to apply for a Community Wide Brownfields Hazardous Substances Assessment Grant. PREQB acknowledges and supports the initiative taken by the Municipality. The identification, inventory development, assessment, cleanup and redevelopment of Brownfields sites will provide an opportunity to enhance the social, economic and environmental conditions in this municipality.

PREQB encourages the municipality to maintain an open communication with federal and state agencies and to request any support needed.

If you have any questions, please feel free to contact Eng. Melvin Menéndez Figueroa, Environmental Emergencies Response Area Manager, at (787) 767-8181, extensions 2400, 2401 or by e-mail at melvinmenendez@jca.pr.gov.

Cordially,

Tania Vázquez Rivera, Secretary
MMF *TS*
MMF/OESS

c Teresita Rodriguez, USEPA

IV. E. Narrative/Ranking Criteria (Evaluation Criteria) for Assessment Grants

IV.E.1. Project Area Description and Plans for Revitalization

IV.E.1.a Target Area and Brownfields

IV.E.1.a.i. Background and Description of Target Area

The Autonomous Municipality of Cayey (MAC) is located in the mountain range to the south coast in Central Puerto Rico. According to the 2010 United States Census Bureau, it is home to 48,119 habitants. MAC is considered within commuting distance of the expanding urban economies of the municipalities of San Juan and Caguas. MAC contains two universities within the municipality: University of Puerto Rico at Cayey and University of Turabo in Cayey, which increases its population density and need for suitable housing and recreational infrastructure.

MAC is confronted with a difficult set of circumstances that make it necessary for it to engage in the process of fulfilling its mission towards becoming “Cayey: Green City and the best city of the Americas”. MAC recognizes the negative implications of the city's declining historic core, and has reluctantly observed the town's rapid growth, creating sprawling gated communities in its agricultural valleys and scattered constructions all over its hills.

According to the 2016 American Community Survey, the MAC contains 33,258 housing properties. Of the inventoried structures, 16,629 properties were vacant and 36 were inventoried as part of the region wide nuisance property inventory. These structures are priority for remediation due to the potential presence of hazardous substances such as asbestos and lead-based paint within their construction. These buildings were mostly built at a time when hazards, we now consider common, were unknown. A lifetime of use often left them with contents that sometimes prove to be dangerous.

Asbestos was widely used in buildings from the 19th century through the 1970s for its fire retardant and structural properties. The handling of raw asbestos or disturbance of asbestos-containing materials, can release asbestos fibers into the air. Once those fibers are inspired into the lungs, they can cause irritation and disease. According to Dr. Vik Kapil, physician specialized in Occupational and Environmental Medicine for the Centers for Disease Control and Prevention (CDC), exposure to trace amounts of asbestos has been linked to parenchymal asbestosis, asbestos-related pleural abnormalities, lung cancer, and mesothelioma. Testing of substances for asbestos must be performed by a certified laboratory to determine percentage of asbestos content. If asbestos is found, a licensed asbestos removal company must abate the asbestos before demolition or redevelopment can continue.

According the U.S. Environmental Protection Agency (EPA), lead is a naturally occurring element found in small amounts in the earth's crust; while it has some beneficial uses, it can be toxic to humans and animals causing serious health effects. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning. Older houses and

building built before 1978 commonly contain lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint due to the hazardous effects it held for public health. Deteriorating lead-based paint, as is the reality for abandoned or nuisance properties, is a hazard and needs immediate attention. Lead can affect almost every organ and system in our body. Lead can be responsible for behavioral and learning problems, slowed growth, hearing problems, anemia, cardiovascular effects, decreased kidney function, and reproductive problems. At very high levels, lead ingestion can cause seizures, coma and even death.

The ample use of asbestos and lead-based paint in structures built around the 1970's coincides with a period characterized in Puerto Rican history by urban expansion and massive housing development. This hazardous substance problematic is still existent and presents serious risks for life in community. Levels of asbestos and lead-based paint residue can travel in the air, water, and soil., which aggravate the problematic and raises the necessity for the development of strategies that eliminates this public health risk factor.

MAC's funds, once available for community enhancement projects, are now at historically low levels and expected to be further reduced, or in some cases eliminated. The State government has restructured local governments, reduced budgets, and deviating part of the property tax contributions towards State revenues, among other measures to solve the government-debt crisis. The Brownfields assessment funds will benefit the MAC in providing funds necessary for the assessment of hazardous substances in nuisance properties, perform a cleanup planning to remove the presence of these agents from their community in order to further redevelop or demolish the properties to remediate the negative effects on nearby properties and the residents of those properties.

IV.E.1.a.ii. Description of the Priority Brownfield Site(s)

MAC inventoried 36 properties as part of the Private Property Debris Removal Project (PPDR) for the Central Office for Recovery, Reconstruction and Resilience of Puerto Rico (COR3). These sites will be a priority for this project based on the potential presence of asbestos and lead-based paint within their construction. All properties are within 0 to 2.6 km to the Ravine Santo Domingo, which can carry out these hazardous substances degrading water quality and rendering it toxic to humans or the environment. Rainwater in urban areas is channeled into sewers and drain systems, which can commonly end in ravines, gullies or rivers due to floods, sewage overflows and leaks, further propagating contamination.

The presence of nuisance properties in MAC has reflected neighborhood disinvestment and increased community needs that ultimately lead to decreased community pride and self-esteem, crime and safety issues, and the migration of stable communities further resulting in increased transitory communities with little resources or willingness to reinvest. These properties remain neglected and underutilized but have the greatest potential to stimulate redevelopment improving the MAC goal towards building stable communities.

Brownfields grant funds will allow conducting assessments that will provide information and data needed to review preliminary remedial action plans for site remediation. MAC aims to contact environmental consulting companies to request bids for assessment activities. All

contractors will be procured according to local, state, and federal requirements. Based on the communities' input and prioritization strategies, MAC plans to conduct at least 36 Phase I and 10 Phase II Environmental Site Assessments (ESAs). By using environmental fate and transportation models, the potential migration of contamination will also be evaluated for elimination of the source.

IV.E.1.b. Revitalization of the Target Area

IV.E.1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans

Based on the 36 inventoried properties, site prioritization will use strategic factors including: infrastructure conditions, particular site needs and zoning status. Sites with existing infrastructure components that would facilitate assessment and redevelopment will be prioritized. Sites not prioritized will be evaluated for specific needs that could determine which sites are on a fast track towards project completion. Due to the copious number of sites, neighboring residencies will be grouped and assessed accordingly. These strategies intend to promote equitable development and a timely redevelopment according to the local government's land use and revitalization plans of acquiring the properties and redeveloping them in accordance with the EPA's Standard Practices for Environmental Site Assessment.

IV.E.1.b.ii. Outcomes and Benefits of Redevelopment Strategy

MAC will develop detailed schedules and work plans for implementing planned outputs under the proposed Brownfields grant. All assessment activities will be recorded and made available to community partners and the public. The project expects to complete an updated site inventory, Phase I and Phase II ESAs, remedial action and/or site reuse plans, community meetings, contractual support, and reports. The project will address all public health risk factors additional to hazardous substances, such as: Zika virus, wild or feral animals, and deteriorating structure. These factors are a direct threat to the community because of the proximity they share with these nuisance properties. MAC will benefit from receiving grants funds, the City will be positively impacted by its redevelopment and the communities be strengthened by providing new facilities and infrastructure vital to the well-being of residents. In order to ensure progress towards effectively completing all planned outputs, information regarding this project will be quarterly reported to the EPA.

IV.E.1.c. Strategy for Leveraging Resources

IV.E.1.c.i. Resources Needed for Site Reuse

MAC has entered into various financing agreements with COR3. MAC is participating in the PPDR program administered by COR3 and The Authority for the Financing of the Infrastructure of Puerto Rico (AFI). COR3 would administrate, direct, supervise and implement the Federal Emergency Management Agency (FEMA) supplemental grant assistance for debris removal, emergency protective measures, and the restoration of disaster-damaged, publicly or privately owned facilities and property. The program also encourages protection of these damaged facilities from future events by providing assistance for hazard mitigation measures.

COR3 is responsible for subscribing agreements with property owners to legally enter private properties and evaluate them in order to determine if they qualify for this program. COR3 is also responsible of respecting and obeying all laws and regulations related to historic preservation and environmental protection; amongst other responsibilities. By entering these agreements, MAC is liberated from the obligation of carrying of the program, however, COR3 and MAC can celebrate mutual agreements in order to complete the program as corresponds.

IV.E.1.c.ii. Use of Existing Infrastructure

MAC plans to reduce hazardous substances risks to a level that protects human health and the environment while leaving no impediment to future site redevelopment. Our objective is to mitigate the presence of asbestos and lead-based paint from housing structures and redevelop or demolish to sustain new facilities or infrastructure for the communities. The priority to eliminate hazardous substances and the presence of Brownfield sites in the community relies on the fact that these factors inevitably lead to decreased community pride and self-esteem, crime and safety issues, and the migration of stable communities. Sites identified as asbestos and lead free will be redeveloped, one will be specifically redeveloped as a recreational area for children and the community. Given the threat that hazardous substances present for this demographic, the assessment and further redevelopment of these sites is a priority and funding towards these efforts are significantly necessary.

IV.E.2. Community Need and Community Engagement

IV.E.2.a. Community Need

IV.E.2.a.i. The Community's Need for Funding

The Brownfields sites are located on areas where economic development is limited. These communities reflect high poverty, unemployment, and emigration rates. Households in Cayey, PR have a median annual income of \$16,063, which is less than the median annual income in the United States, according to the U.S. Census Bureau. The homeownership rate of Cayey, PR is 54.4%, which is lower than the national average of 63.6%. Due to the incidence of low-income families being cost burdened or severely cost burdened, there is great need for public housing opportunities suited for providing the citizens of Cayey with an option for quality of life. Considering the ever ascending housing costs, lack of developed land, †high costs of construction and the lack of adequate financing, there is an increasing need for funds to enable MAC to rehabilitate the inventoried Brownfields sites contaminated with asbestos and lead-based paint.

IV.E.2.a.ii. Threats to Sensitive Populations

Given that the sites are located in dense neighborhoods, threats regarding the health or welfare of sensitive populations, diseases of high incidence and adverse health conditions, and economically impoverished or disproportionately impacted populations are factors that need to be addressed in order to facilitate or reduce risks. The current and cumulative threats to public health in communities surrounding Brownfields sites are the exposures to asbestos and lead-

based paint. Grant funds will be used to assess the hazardous substances present in site and eliminate their presence in order to protect the welfare of all members in the community of the target areas. Rigorous safety measures will be employed in Brownfields sites during and after the project execution in order to reduce risks for specifically the most sensitive populations: children and pregnant women. These measures will also be directed towards populations in the target areas that suffer from diseases of high incidence, such as asthma or cancer. Contaminants will be contained so that no particulate can become harmful to these sensitive populations. Economically impoverished populations or those who are disproportionately impacted, share the negative consequences that result from industrial, governmental or commercial operations or policies. Aside from hazardous substances, Brownfield sites pose a risk for the communities in MAC for the potential of harvesting the Zika virus in properties containing stagnant ditches and drains. Zika virus, an arthropod-borne flavivirus, generally causes mild infection in humans, but is associated with severe neurologic complications and adverse fetal outcomes, thus posing a direct threat to children and pregnant women. During 2018, the CDC reported 114 symptomatic disease cases in Puerto Rico, which makes the island the single-handedly highest incidence territory in the U.S. This project aims to build a better community for these populations ensuring the safety and welfare of the general public, owners, and occupants of the community by protecting life, property and the environment.

IV.E.2.b. Community Engagement

IV.E.2.b.i. Community Involvement

List of Project Partners

Partner Name	Point of Contact (Name, Email and Phone)	Specific Role in the Project
"Faro del Saber en la Comunidad El Polvorín en Cayey"	Dra. Lizandra Torres Martínez lizandra.torres1@upr.edu (787) 738-7307	The organization will serve as platform that aims to connect the community, enabling an open communication between MAC and the citizens. The organization will be involved in the site prioritization process considering infrastructure conditions, particular site needs and zoning status. The organization will also collaborate in the clean up planning and redevelopment of the site considering the specific needs of the community.

IV.E.2.b.ii. Incorporating Community Input

MAC plans to communicate project progress to local communities and organizations by maintaining all files, progress and quarterly reports available at the Federal Programs office at MAC. Input will be solicited in public viewings performed before each quarterly report and considered towards decision making regarding: site prioritization of Phase I and II ESAs, site redevelopment and clean up planning. Input will be discussed with the community and answered directly to citizens once taken into account toward project completion.

IV.E.3. Task Descriptions, Cost Estimates, and Measuring Progress

IV.E.3.a. Description of Tasks and Activities

The goal of this project is to make grant funds available for the assessment, cleanup planning, and redevelopment of the inventoried properties. **Program Management and Oversight** - MAC will be responsible for program oversight, management and coordination. The Project Director, Ms. Natasha Vázquez, will be the program manager responsible for all aspects of the program and reporting back to EPA. Thus leading the following team to carry out proposal activities for assessment and redevelopment. Program management and oversight is: \$10,000. **Program Coordinator** - MAC will convene consulting companies to request bids for completing grant reporting requirements. Tasks include execution of one contract for an environmental professional, 6 quarterly reports, and one final report. Estimated Program Coordination cost is \$26,000. Funding for staff to attend at least one national Brownfields Conference is included. **Qualified Environmental Professional** - MAC will convene qualified environmental consulting companies to request bids for carrying out project activities. This team will advise on policies and procedures of the EPA Brownfields grant, recommend loan/sub grant projects, and offer guidance, redevelopment support and project concurrence. The consulting companies will provide collective expertise to address environmental, community, and economic development. Costs included in tasks of Phase I and Phase II ESAs. **Inventory Work** - The 36 inventoried properties will be prioritized based on the existing infrastructure conditions, particular site needs and zoning status. Sites with existing infrastructure components that would facilitate assessment and redevelopment will be prioritized. MAC has secure site access to all inventoried properties. **Community engagement** - The Community engagement of residents from the affected areas will encourage participation in the assessment and cleanup planning process. MAC will make report information accessible to the communities. Furthermore, regular engagement activities will be held to inform, minimize threats and receive input from the communities. Community involvement cost is \$12,000. **Phase I & II Environmental Site Assessments (ESAs)** - Approximately 36 Phase I ESAs and 10 Phase II ESAs will be completed. MAC will request bids for environmental consulting companies to carry out assessment activities. The Phase I ESA will include: gathering information about past and present uses of the site, inspection of the site by an environmental professional, reviewing of environmental files maintained by site owners or regulatory agencies, and preparing a report that identifies existing and potential sources of contamination. Based on public input and prioritization, the Phase I ESAs will be conducted using EPA's Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process. Phase I costs include: (\$1,400 per site for a total of \$50,400). The results of Phase I ESAs will be analyzed and shared with the communities to be utilized as target sites for 10 Phase II ESAs. The Phase II ESA will include: surface and subsurface sampling, groundwater or surface water sampling, and sediment sampling. Phase II ESA will also include sampling of asbestos and lead containing material. By using environmental fate and transportation models, the potential migration of contamination will also be evaluated for elimination of the source. Phase II ESAs will be conducted using EPA's Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process. Reports of the ESAs will be entered into the EPA's Assessment, Cleanup and Redevelopment Exchange Program. Results will provide information and data necessary for public health and environmental risks due to hazardous substances necessary for site

redevelopment. Among the contemplated risks are: complete or partial hazardous substance removal, contaminant capping, and in-situ clean up based on site specific conditions and the hazardous substances present. †Phase II costs include: (\$8,000 per site for a total of \$80,000). Phase I & II Environmental Site Assessments (ESAs) costs is \$130,400. **Cleanup Planning** - Grant funds will be directed towards definitive land use planning towards dictating cleanup objectives, MAC enrollment, draft and final work plan preparation, risk assessment based on site specific needs. MAC and selected environmental consultant will work towards evaluating cleanup alternatives based on the use of risk-based cleanup options (institutional/engineered controls and exposure reduction remediation). The budget was derived by estimating time and cost to prepare the MAC enrollment package (\$1,000), documenting future land use for various decision units associated with site including computer automated draft (\$3,000), performing risk-based analyses based on sampling and analyses outcomes (\$5,000), coordinating with the Environmental Quality Board of Puerto Rico (EQB) on the draft of MAC Work Plans (\$2,000), completing cleanup/closure analyses and plans for each site (\$5,000), coordinate and draft environmental covenants pertaining to future institution and engineering controls (\$5,000), and preparing sustainable conservation subdivision plans with stakeholder input in the context of the contaminant impairments and future institutional controls, engineering controls, or remediation or removal actions (\$3,000). Cleanup planning cost is \$24,000. Total of requested funds for the assessment program is \$202, 400.

IV.E.3.b. Cost Estimates and Outputs

Budget Categories		Project Tasks (\$) [programmatic costs only]					
		Task 1 - Project Management	Task 2 - Program Coordination	Task 3 - Community Engagement	Task 4 - Phase I and II ESA	Task 5 - Cleanup Planning	Total
Direct Costs	Personnel	\$10,000					\$10,000
	Fringe Benefits						
	Travel ¹		\$5,000				\$5,000
	Equipment ²						
	Supplies						
	Contractual		\$21,000	\$12,000	\$130,400	\$24,000	\$187,400
	Other (specify)						
Total Direct Costs ³		\$10,000	\$26,000	\$12,000	\$130,400	\$24,000	\$202,400
Indirect Costs ³							
Total Budget (Total Direct Costs + Indirect Costs)		\$10,000	\$26,000	\$12,000	\$130,400	\$24,000	\$202,400

¹ Travel to brownfields-related training conferences is an acceptable use of these grants funds.

² EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for assessment grants.

³ Administrative costs (direct and-or indirect) cannot exceed 5% of the total EPA-requested funds.

Outputs

Brownfields sites are to be assessed in a safe manner in accordance with EPA's Standard Practices for Environmental Site Assessment: Phase I & II Environmental Site Assessment Process; environmental information obtained to remove uncertainty for acquisition and determine remediation to be addressed, and move properties toward redevelopment. Cleanup planning will be executed when contamination is found, with priority given to sites with imminent reuse consistent with community plans. Cleanup plans will ensure appropriate cleanups balanced with community needs. MAC anticipates that 36 properties will be assessed and 10 properties will receive cleanup planning. 36 Phase I's at a cost of ~\$1,400 each for a total of \$50,400 and 10 Phase II's at a cost of ~\$8,000 each for a total of \$80,000 are projected for each funding category for a total of 36 Phase I's and 10 Phase II's under this grant. The remaining \$24,000 under this task will be spent on cleanup planning. Estimates are based on current needs, contractor rates, and recent history of assessments and cleanup planning completed.

IV.E.3.c. Measuring Environmental Results

Project success will be evaluated based on the ability to meet the foreseen outputs. Outputs will be measured, tracked, assessed, and documented throughout the project in accordance to the EPA work plan. Environmental results will be measured by completing quarterly progress reports to EPA, submitting documentation to EPA, and final project close out requirements. Anticipated outputs under each task include: 1) Number of sites Assessed by Phase I & II ESAs 2) Number of community members engaged and directly impacted by program 3) Number of sites inventoried towards clean up planning. After the project close out with EPA, program-generated income will continue to be managed and utilized for Brownfield projects; MAC will meet the associated EPA required reporting requirements.

The overall project outcomes from the program will be to reduce hazardous substances risks to a level that protects human health and the environment while leaving no impediment to future site redevelopment. Long term outcomes after close out include: 1) number of Brownfield sites redeveloped 2) recreational and green infrastructure facilities created or improved. The long-term impact of this project can be evaluated based on the outcomes.

IV.E.4 Programmatic Capability and Past Performance

IV.E.4.a. Programmatic Capability

IV.E.4.a.i. Organizational Structure

MAC will serve as intermediary between the EPA Brownfields staff, community partners, community members, and technical contractors. MAC has substantial capabilities and experience to manage all activities under this grant; having a long track record of successfully managing community projects and federal grant programs. The MAC organizational structure supports the administrative, legal and environmental requirements for brownfield redevelopment, including contractor selection, oversight, billing, invoice reviews, payments to contractors, technical and site knowledge, data analysis, and site closures. Technical, administrative and financial requirements of the grant project will be conducted in a very professional, organized and consistent.

Project Management and Technical: The MAC will manage the grant and oversight of environmental professionals and contractors. The Project and Finance Directors will implement and manage this project. The Project Director, Natasha Vázquez, has over 12 years of experience with the MAC and expertise in both hazardous substances and petroleum site remediation planning and implementation. She will have the primary authority over the site activities and ensure that all site-specific activities are conducted according to the project plan and state regulations. The Finance Director, Edwin Quiles, has over 23 years of experience in administering federal grants in the Finance Department and has administered more than 50 federal grants in a very efficient manner. These MAC's employees have implemented the federal grants successfully over the years and have the capability and expertise to manage this grant effectively. Because the grant will be handled by a team of qualified individuals, there are ample checks and balances to ensure that all the requirements are followed and the project progresses as designed. Should staff changes be made, the management will ensure that adequate personnel will operate the grant throughout its life.

Financial and Federal Compliance Management: The grant will be administered by the MAC's Federal Programs Office. This Office will manage the grant and ensure that all grant requirements are followed. Federal compliance management and oversight will be conducted by a senior grants financial analyst who manages all federal grants.

Contracting: The MAC will follow the federal procurement regulations. The contracting process is operated by the MAC Secretary Department, which works in direct communication with the Bid Board.

IV.E.4.a.ii. Acquiring Additional Resources

MAC will work with the MAC Secretary Department following federal procurement regulations and in direct contact with the Bid Board, in order to request bid for hire for Program Management, Environmental Consulting Companies, and other contractors or sub recipients. MAC is participating in the program for Public Protection and Disaster Relief (PPDR), a supplemental grant assistance program for debris removal, emergency protective measures, and the restoration of disaster-damaged, publicly or privately owned facilities and property. The additional funding will be used to complete project outcomes and assist in the subsequent reuse (demolition or development activities) of priority sites.

IV.E.4.b. Past Performance and Accomplishments

IV.E.4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

Does Not Apply.

IV.E.4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

Community Development Block Grant (CDBG), Over \$600,000: Since 1994, MAC has been awarded over \$600,000 annually in CDBG funds to provide communities with resources to address a wide range of unique community development needs. Using CDBG funds, MAC has been able to make significant changes to its physical structures by strengthening infrastructure, assist in the redevelopment of public housing projects and improving public facilities for citizens. MAC has also been able to strengthen its economical development by capitalizing from the strengthened infrastructure and improved facilities. In the last revision of compliance with grant requirements, MAC obtained a ratio of 0.73, which is 0.77 under the required 1.5 ratio for this revision. This ratio demonstrates MAC's ability of successfully managing grant funds and assessing all phases of work in a timely manner.

Housing Choice Voucher Program (HCVP), Over \$1,200,000: MAC is awarded over \$1,200,000 annually in HCVP funds. MAC provides assistance to very low-income families to afford decent, safe, and sanitary housing. As of the most recent Voucher Management System report, MAC manages 197 active Housing Choice Vouchers. According to the 2016 Q4 Picture of Subsidized Households data, the average voucher holder for MAC contains 2.4 persons and has a household income of \$5,135 per year. 95% of households were very low income and 75% were extremely low income. 23% of households had wages as a major source of income, 13% of households had welfare (TANF, General Assistance or Public Assistance) as their primary source of income, and 48% of households had other income (Social Security, Disability or Pension) as their major source of income. MAC has successfully managed grant funds and assessed all phases regarding HCVP grant in a timely manner.

Federal Transit Administration (FTA), Over \$5,00,000: Over the past 25 years, MAC has been awarded over \$300,000 in FTA funds that provide financial and technical assistance to local public transportation systems. Through these funds MAC has implemented an efficient public transportation system and built two terminals. MAC has purchased a total of 12 vehicles, which transit all citizens, specifically very low-income and extremely low income citizens. FTA funds also provide funding towards enhanced mobility of seniors and persons with disabilities by constructing ramps, sidewalks, and removing architectural barriers. The Federal Financial Reports and Milestone Progress Reports provide complete and accurate financial information about the awarded funds and detailed budget and scheduled information. These reports can attest for MAC's efficient administration and management of grant funds.

IV.E.4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements

Does Not Apply.

III.B. Threshold Criteria for Assessment Grants

III.B.1. Applicant Eligibility

The Autonomous Municipality of Cayey (MAC) is a general-purpose unit of local government as defined per 40 CFR Part 31, qualifying the City as an eligible applicant for funding from the Environmental Protection Agency's (EPA) Brownfield Assessment Grant Program. Incorporated originally in 1773, the City of Cayey is a legal municipality within the Commonwealth of Puerto Rico.

DUNS Number: 104098975

III.B.2. Community Involvement

MAC is committed to continuing community involvement efforts in order to maintain its governing process based on transparency and active community engagement, in compliance with the Plan for Citizenship Participation. Engagement within the target community is a critical role for project success and will be executed through community-based activities in order to deliver a draft of the proposed assessment, opportunity for involvement, response to comments, and administrative records available to the public for further reference. An ad was circled in the local newspaper directed towards non-profit organizations and the general public announcing a public viewing of the assessment draft and soliciting input and feedback on the planning and implementation of grant activities within their community. During the public viewing, community members expressed their concerns regarding site prioritization and the possibility of addressing additional sites in the future. These community members, along with community leaders, will be involved in the planning, implementation and assessment activities of this program.

III.B.3. Expenditure of Assessment Grant Funds

MAC does not have an active EPA Brownfields Assessment Grant.

III.C. Additional Threshold Criteria for Site-Specific Proposals Only: Site Eligibility

III.C.1. Basic Site Information

Does Not Apply.

III.C.2. Status and History of Contamination at the Site

Does Not Apply.

III.C.3. Brownfields Site Definition

Does Not Apply.

III.C.4. Enforcement or Other Actions

Does Not Apply.

III.C.5. Sites Requiring a Property-Specific Determination

Does Not Apply.

III.C.6. Threshold Criteria Related to CERCLA/Petroleum Liability

III.C.6.a. Property Ownership Eligibility - Hazardous Substance Sites

III.C.6.a.i. Exemptions to CERCLA Liability

MAC affirms that it is not responsible for arranging the disposal of hazardous substances at the sites or for transporting hazardous substances to the sites. Furthermore, MAC affirms to not have caused or contributed to any releases of hazardous substances at the sites. MAC has identified and contacted 28 out of 36 inventoried property owners. Entry onto private property for assessment activities will only be permitted when directed by the MAC or its authorized representative. MAC will provide specific right-of-entry legal and operational procedures.

III.C.6.a.ii. Exceptions to Meeting the Requirements for Asserting an Affirmative Defenses to CERCLA Liability

Does Not Apply.

III.C.6.a.iii. Landowner Liability Protections from CERCLA Liability

Does Not Apply.

III.C.6.b. Property Ownership Eligibility - Petroleum Sites

III.C.6.b.i. Information Required for a Petroleum Site Eligibility Determination

Does Not Apply.

III.C.6.b.i.1. Current and Immediate Past Owners

Does Not Apply.

III.C.6.b.i.2 Acquisition of Site

Does Not Apply.

III.C.6.b.i.3. No Responsible Party for the Site

Does Not Apply.

III.C.6.b.i.4. Assessed by a Person Not Potentially Liable

Does Not Apply.

III.C.6.b.i.5. Judgments, Orders, or Third Party Suits

Does Not Apply.

III.C.6.b.i.6 Subject to RCRA

Does Not Apply.

III.C.6.b.i.7. Financial Viability of Responsible Parties

Does Not Apply.

III.C.7. Waiver of the \$200,000 Limit

Does Not Apply.

AREAS AFFECTED BY PROJECT

MUNICIPALITY OF CAYEY

PHYSICAL ADDRESS

BDA. SAN THOMAS CALLE NARCISO COLLAZO #331 CAYEY, PR, 00736
CALLE CANTERA #197, CAYEY, PR, 00736
URB. LA PLANICIE BLOQUE E #10, CAYEY, PR, 00736
AVE. ROBERTO DIAZ, CAYEY, PR 00736
BARRIADA NUEVA, CALLE ROSANO #37, CAYEY, PR 00736
BO. BUENA VISTA, CALLE DANIEL BONILLA #2, CAYEY, PR, 00736
BARRIO PASTO VIEJO, PARCELA #46, CAYEY, PR, 00736
JARDINES 1 CALLE 12 #8, CAYEY, PR, 00736
CARR PR 715, BARRIO CERCADILLO, SECTOR EL CIELITO, CAYEY, PR, 00736
BARRIO TOITA PARCELA #120, CAYEY, PR, 00736
BARRIO TOITA SECTOR LA CUATRO, CAYEY, PR, 00736
AVE. LUIS MUNOZ RIVERA #203, CAYEY, PR, 00736
BARRIADA SAN CRISTOBAL CALLE CRISTOBAL CRUET #265, CAYEY, PR, 00736
BARRIADA SAN CRISTOBAL CALLE CRISTOBAL CRUET #270, CAYEY, PR, 00736
BARRIADA SAN CRISTOBAL CALLE GASPAR CASTILLO #279, CAYEY, PR, 00736
CALLE JOSE DE DIEGO #235, CAYEY, PR, 00736
CALLE JOSE DE DIEGO #241, CAYEY, PR, 00736
BARRIADA NUEVA CALLE B #150, CAYEY, PR, 00736
BARRIADA SAN CRISTOBAL CALLE PATRICIO CORA #255, CAYEY, PR, 00736
URBANIZACION LA PLATA CALLE GRANATE FINAL, CAYEY, PR, 00736
BARRIADA SAN CRISTOBAL CALLE CRISTOBAL CRUET #293, CAYEY, PR, 00736

URBANIZACION LA PLATA CALLE 8 J-20, CAYEY, PR, 00736
SECTOR VILLA ALEGRE SOLAR #15, CAYEY, PR, 00736
SECTOR VILLA ALEGRE CALLE VAZQUEZ #10, CAYEY, PR, 00736
BARRIADA POLVORIN CALLE EVARISTO VAZQUEZ #61, CAYEY, PR, 00736
BARRIADA POLVORIN CALLE EVARISTO VAZQUEZ #59, CAYEY, PR, 00736
BARRIADA POLVORIN CALLE EVARISTO VAZQUEZ #172, CAYEY, PR, 00736
BARRIADA SAN CRISTOBAL CALLE GASPAR CASTILLO #301, CAYEY, PR, 00736
BARRIO TOITA PARCELA #2, CAYEY, PR. 00736
CALLE BARBOSA #39, CAYEY, PR, 00736
BARRIADA POLVORIN CALLE 24 #17, CAYEY, PR,00736
CALLE JOSE M. PUENTE #18, CAYEY, PR, 00736
CALLE LUCIA VAZQUEZ #5, CAYEY, PR, 00736
COMUNIDAD CARRASQUILLO PARCELA #82, CAYEY, PR, 00736
COMUNIDAD CARRASQUILLO, PARCELA #83, CAYEY, PR, 00736
CALLE JOSE DE DIEGO #301, CAYEY, PR, 00736

PROPERTY LOCATION

Urban

Urban

Urban

Urban

Urban

Urban

Rural

Urban

Rural

Rural

Urban

Urban

Urban

Urban

Urban

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Urban

[illegible]

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/30/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State: 01/29/2019

7. State Application Identifier: PR (M) 19-70-0129-256-S

8. APPLICANT INFORMATION:

* a. Legal Name: Gobierno Municipal de Cayey

* b. Employer/Taxpayer Identification Number (EIN/TIN):

660-43-3541

* c. Organizational DUNS:

1040989750000

d. Address:

* Street1: P.O. BOX 371330

Street2:

* City: Cayey

County/Parish:

* State:

PR: Puerto Rico

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 00737-1330

e. Organizational Unit:

Department Name:

Federal Programs Department

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Natasha

Middle Name:

* Last Name:

Vázquez

Suffix:

Title: Director of Federal Programs

Organizational Affiliation:

* Telephone Number: (939) 244-9742

Fax Number:

* Email: natashavazquezperez@gmail.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Affected Areas.xlsx

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Cayey Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="202,400.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="202,400.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: